

CHARLOTTE COUNTY PLANNING AND ZONING BOARD
Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida
Minutes of Regular Meeting
December 12, 2011 @ 1:30 p.m.

Call to Order

Chair Hess called the meeting to order at 1:30 p.m. and upon the Secretary calling the roll, it was noted a quorum was present.

Roll Call

PRESENT

Paula Hess
Michael Gravesen
Michael Brown
James Marshall
Brenda Bossman

ABSENT

ATTENDING

Derek Rooney, Assistant County Attorney
Gayle Moore, Recording Secretary

APPROVAL OF MINUTES

The minutes of November 14, 2011 were approved as circulated.

ANNOUNCEMENTS

The oath was administered, whereupon the meeting commenced.

PETITIONS

PA-11-10-20

Legislative

Commission District I

An Ordinance pursuant to Section 163.3187(1)(C), Florida Statutes, for an amendment to FLUM Series Map #1: 2030 Future Land Use from Charlotte Harbor Commercial (CHC) to Charlotte Harbor Neighborhood Business/Residential (CHNBR); applying an annotation to the 2030 Future Land Use Map stating base density of these properties remains at 0 units per acre until such time as density is transferred to the site; for property located at 4335 Sibley Bay Street, in the Charlotte Harbor area; containing 1.78± acres; Commission District I; Petition No. PA-11-10-20; applicant: Charlotte County Board of County Commissioners; providing an effective date.

Z-11-10-21

Quasi-Judicial

Commission District I

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Commercial Intensive (CI) to Neighborhood Business Residential (NBR); for property located at 4335 Sibley Bay Street, in the Charlotte Harbor area; containing 1.78± acres; Commission District I; Petition No. Z-11-10-21; Applicant: Charlotte County Board of County Commissioners; providing an effective date.

Staff Presentation

Roxann Read, Planner II, presented the findings and analysis of the petition with a recommendation of *Approval*, based on the reasons stated in the staff report dated November 22, 2011 and the evidence presented at the public hearing on the application.

Minutes of Regular Meeting Continued

December 12, 2011 @ 1:30 P.M.

These minutes have been approved by the Charlotte County Planning and Zoning Board.

Questions for Staff

Mr. Marshall asked about the indication of a right-of-way within the property; **Ms. Read** indicated it had been vacated.

Public Input

Ms. Charlotte Ventola, member of the Charlotte Harbor Community Redevelopment Agency, commented on the plan and how it arose out of meetings of the CHCRA Committee. She noted that this parcel would not be 'spot zoning' as it is part of a larger plan.

- **Mr. Marshall** moved to close the public hearing, second by **Mr. Gravesen** with a unanimous vote.

Discussion

Chair Hess commented that there seemed to be many valid reasons to make the change.

Mr. Marshall asked if the County would be developing itself or selling to a developer. **Mr. Rooney** and **Ms. Hess** both indicated that they expected the property would be sold.

Recommendation

Mr. Brown moved that application **PA-11-10-20** be forwarded to the Board of County Commissioners with a recommendation of *Approval*, based on the findings and analysis in the staff report dated November 22, 2011, along with the evidence presented at today's meeting, second by **Mr. Marshall** and carried by a unanimous vote.

Mr. Brown moved that application **Z-11-10-21** be forwarded to the Board of County Commissioners with a recommendation of *Approval*, based on the findings and analysis in the staff report dated November 22, 2011, along with the evidence presented at today's meeting, second by **Mr. Marshall** and carried by a unanimous vote.

There being no further business to come before the Board, meeting was adjourned at 1:40 p.m.